

Townhouse **RESIDENTIAL**

# 2325 BLACKWOLF RUN LN

RALEIGH, NC 27604

**\$279,606** TopHap Estimate · \$195 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BATHS

**1,432 ft<sup>2</sup>**

LIVING AREA

**2,614 ft<sup>2</sup>**

LOT SIZE

**2001**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

## VALUATION

**\$280K**

\$259K low

\$300K high

Last Sale

**\$177,900 · Nov 4, 2021**

Est. Owner Equity

**\$279,606**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,556 (2025) |
| Assessed Value        | \$290,747      |
| Previous Assessed     | \$290,747      |
| Assessor Market Value | \$290,747      |

## PROPERTY FACTS

|               |                      |
|---------------|----------------------|
| Property Type | Townhouse            |
| Style         | Townhouse            |
| County        | Wake                 |
| Lot (acres)   | 0.06                 |
| Foundation    | Raised (Unspecified) |
| Heating       | Central              |
| Cooling       | Central              |
| Fireplace     | Yes                  |
| Pool          | No                   |

Patio · 120 ft²

Porch · 16 ft²

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 72<br>FLOOD | 15<br>WILDFIRE | 45<br>DROUGHT |
|-------------|----------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Beaverdam Elementary School | Elementary | PK–5   | 0.8 mi   |
| River Bend Middle School    | Middle     | 6–8    | 3.4 mi   |
| Knightdale High School      | High       | 9–12   | 3.4 mi   |

District: Wake County Schools

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

## NEIGHBORHOOD · ZIP 27604

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>130</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>53,411</b><br>POPULATION | <b>\$79K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|